

## CASTLEREAGH GREEN

Felpham

West Sussex



### £425,000 Freehold

Detached bungalow in superb order in a quiet cul-de-sac location

#### FEATURES:

- Two bedrooms and modern shower room
- Kitchen diner opening to conservatory
- Spacious sitting room with large south facing bay window
- Enclosed, pretty gardens with terrace and lawn
- Single garage with power and light

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## SITUATION

Castlereagh Green is a quiet cul-de-sac, located off Glynde Crescent and a short walk to Felpham Village which offers wide ranging amenities and a choice of schools, doctor's surgeries, shops and public houses. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. Bognor Regis Golf Club is also a few minutes' walk away. There is a regular bus service linking Felpham to neighboring Bognor Regis and Arundel and Chichester are located within a 10-mile radius. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and Glorious Goodwood. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



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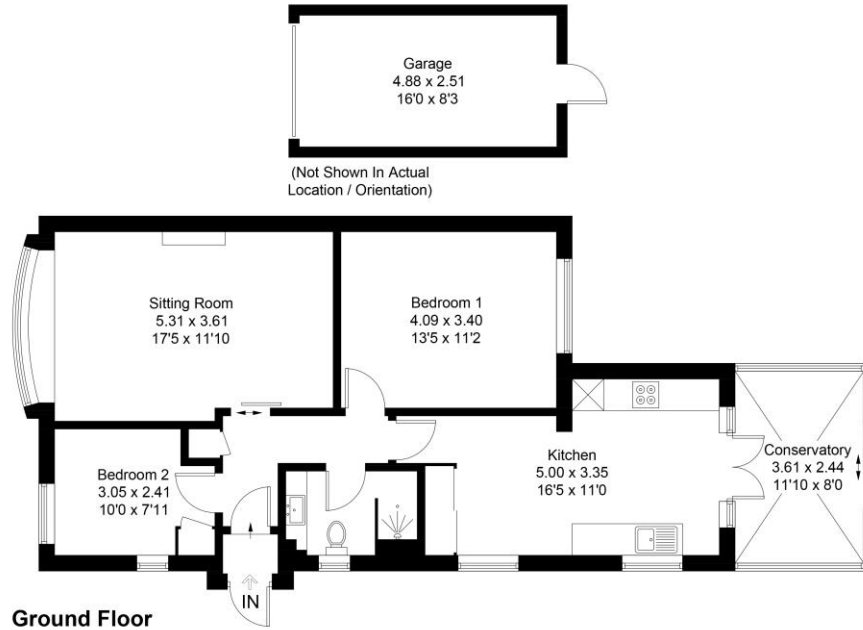
## DESCRIPTION

10 Castlereagh Green is a detached bungalow located in a quiet area to the north of Felpham village, a short walk to the village centre and beach beyond. The front door opens into an enclosed, partly glazed entrance porch and into the entrance hall which leads to bedroom 2, at the front of the property and the large sitting room with bay window to the front. The main bedroom is situated to the rear of the bungalow and there is a shower room with large walk-in shower and a W.C. The kitchen diner has a range of fitted units and space for appliances, room for dining and double doors opening into the conservatory. The conservatory has sliding doors to the rear garden which has been designed as low maintenance and is fully enclosed with a small area of lawn and access to the single garage to the side of the property.



# FLOOR PLAN:

Approximate Gross Internal Area = 79.6 sq m / 857 sq ft  
 Garage = 12.2 sq m / 131 sq ft  
 Total = 91.8 sq m / 988 sq ft



Created by **BAY TREE ESTATES - Telephone 01243 850451.**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.(ID1098100)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**DISCLAIMER:** Property Misdescriptions Act 1991 - Bay Tree Estates would like to highlight that the sales particulars have been generated in good faith to offer prospective purchasers a fair overview of the property. A structural survey has not been carried out, nor have any of the property's appliances, services or facilities been tested. Any measurements (of distance or area) including those in descriptions, on maps or plans are given as a guide only and should not be solely relied upon for carpets or furnishings.

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